

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvement erected thereon.

SITUATE in the 22nd Ward of the City of Philadelphia and described according to a Survey and Plan of Property (Poc.41 Fol.2 #288) made by Joel S Cirello, Surveyor and Regulator of the 9th Survey District, dated 2/19/1999.

BEGINNING at point on the Southeasterly side of Upsal Street (80 feet wide) at the distance of 199 feet 0-1/4 inches Southwestward from the Southwesterly side of Cherokee Street (50 feet wide); thence extending and passing through a certain stone retaining wall South 42 degrees 42 minutes 32 seconds East the distance of 155 feet 5-1/2 inches to a point within said stone retaining wall; thence extending North 48 degrees 36 minutes 35 seconds East the distance of 29 feet 8-1/2 inches to a point; thence extending South 41 degrees 23 minutes 25 seconds East the distance of 90 feet 0 inches to a point; thence extending North 48 degrees 36 minutes 35 seconds East, the distance of 20 feet 0 inches to a point; thence extending South 41 degrees 23 minutes 25 seconds East, the distance of 149 feet 7-7/8 inches to a point on the center line of a 16 feet wide passageway or private driveway (that extends 300 feet 0 inches Southwestwardly from said Cherokee Street) said property line is the center line of Cliveden Street (formerly Norton Street) stricken from the City Plan; thence extending Southwestwardly on a property line partly along the center line of the said 16 feet wide passageway or private driveway and partly passing through a certain stone retaining wall South 47 degrees 17 minutes 05 seconds West, the distance 245 feet 1-3/4 inches to a point; thence extending North 42 degrees 42 minutes 32 seconds West the distance of 396 feet 2-5/8 inches to a point on the said Southeasterly side of Upsal Street; thence extending along the said Southeasterly side of Upsal Street North 47 degrees 17 minutes 28 seconds East, the distance of 200 feet 11-3/4 inches to the first mentioned point and place of beginning. BEING NO. 212-220 Upsal Street.